



**CALIFORNIA STATE
PUBLIC WORKS BOARD**

ARNOLD SCHWARZENEGGER, GOVERNOR

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STATE PUBLIC WORKS BOARD

May 23, 2007

FINAL MINUTES

PRESENT:

Ms. Anne Sheehan, Chief Deputy Director, Department of Finance
Mr. Will Semmes, Chief Deputy Director, Department of General Services
Absent -- (Cindy McKim), Deputy Director, Department of Transportation
Mr. Jim Lombard, Deputy Controller, State Controller's Office
Mr. Francisco Lujano, Deputy Treasurer, State Treasurer's Office

STAFF PRESENT:

Karen Finn, Administrative Secretary
Brian Dewey, Assistant Administrative Secretary
Theresa Gunn, Assistant Administrative Secretary
Deborah Cregger, Counsel to the PWB
Henry Nanjo, Counsel to the PWB
Jared Ingram, Budget Analyst
John Ponce, Budget Analyst
Greg Rogers, to be appointed Administrative Secretary
Chris Sanford, Secretary to the Public Works Board

OTHERS PRESENT:

Liz Yokoyama, Department of General Services
Warren Westrup, Department of Parks and Recreation
Dale Clevenger, California Community Colleges
Sabrina Winn, Department of General Services
David Wakabayashi, Department of Parks and Recreation
Tiffany S. Connelly, State Treasurer's Office
Shelley Petavini, California Community Colleges

CALL TO ORDER AND ROLL CALL:

Ms. Anne Sheehan, Chairperson of the SPWB and Director of the Department of Finance, called the meeting to order at 10:10 a.m. Ms. Karen Finn, Administrative Secretary for the State Public Works Board, called the roll. A quorum was established. (No representative for the Department of Transportation was present)

Ms. Sheehan notified that this would be Ms. Finn's last meeting as Administrative Secretary and thanked Ms. Finn for all the hard work that she has done.

The first order of business was approval of the Minutes from the April 13, 2007 meeting.

A motion was made by Mr. Lombard and Second by Mr. Semmes to approve the minutes from the April 13, 2007 meeting.

The minutes were approved by a 4-0 vote.

BOND ITEMS:

Ms. Finn reported that there were two Bond Items for consideration. Bond Item #1 was for acquisition of the Board of Equalization's building acquisition at 450 N Street in Sacramento. Approval of item will authorize staff to seek an IRS private letter ruling. While preparing for the bond sale to acquire the BOE building, bond counsel on the deal (Orrick) alerted us to a significant tax issue that impacted the PWB's ability to sell tax-exempt bonds for the acquisition.

The tax issue turns on the fact that the state entered into a lease-purchase agreement rather than a plain lease; the two types of leases are treated very differently by the IRS. The IRS treats a lease-purchase agreement (i.e., at the end of the lease term the property is transferred to the lessee without additional cost) as a financing lease or "debt" and views the lessee as being the "owner" as of the time the lease is entered into (subject to the debt); the state entered into this agreement approx. 14 years ago. This tax treatment does not apply to a regular lease. In the budget for this year, the Legislature authorized this transaction to be accelerated and authorized the board to issue bonds to pay for that "accelerated purchase".

In order to reimburse an acquisition with tax-exempt bonds, there needs to be a resolution of intent to reimburse. While the PWB adopted a reimbursement resolution in Sept. 2006, pursuant to tax law that resolution only "relates back" 60 days prior to adoption and since the IRS treats the lessee as the owner from day-one, i.e., the "purchase" or "acquisition" occurred approx. 14 years ago, the reimbursement analysis does not work and tax-exempt bonds could not be issued.

Aside from this timing "glitch", there is clear intent, under state law, that the state intended to use tax-exempt bonds to make the "purchase" and Orrick is hopeful that the IRS will rule favorably on these facts for the BOE acquisition. Approval of this item would authorize staff to seek a private letter ruling from the IRS. If we get a positive ruling, Orrick can issue their necessary opinion and we can issue the tax-exempt bonds and maintain the desired fiscal advantage vs. selling taxable bonds.

Ms. Sheehan asked what the timing was for a response to be due back from the IRS.

Ms. Finn replied that it would probably be in about 6 to 8 months, which if a positive ruling was granted then the bond sale would take place next spring (2008).

There were no comments or questions from the public.

A motion was made by Mr. Semmes and Second by Mr. Lombard to approve Bond Item #1

Bond Item #1 was approved by a 4-0 vote.

Ms. Finn then reported on Bond Item #2; for the Department of Corrections and Rehabilitation's Californian Men's Colony project named '*Wastewater Collection Treatment Upgrade*.' in San Luis Obispo County. The requested action would authorize the sale of the lease revenue bonds and other related actions in connection with the issuance, sale and delivery of said revenue bonds. The maximum par value for this series would be no more than \$38,000,000 and the maximum true interest cost would not exceed 5.5 percent. Staff recommended adoption and approval.

There were no comments or questions from the Board or the public.

A motion was made by Mr. Lujano and Second by Mr. Lombard to approve Bond Item #2

Bond Item #2 was approved by a 4-0 vote.

CONSENT CALENDAR:

Ms. Finn next reported on the Consent Calendar. She noted that there were two changes. First that Staff was pulling one Consent Item at the request of the Joint Legislative Budget Committee to allow them more time to comment. #21 (the City College of San Francisco project). Second, that on Consent Item 16 for the Department of Parks and Recreation, Ocotillo Wells SVRA project, one of the parcels listed for tax delinquent properties acquisition ;labeled DGS Parcel Number 6418/DPR Parcel Number A21810, had been removed because the owner paid his taxes current, resulting in the state no longer being eligible to purchase said parcel.

The Consent Calendar now covered items numbered Items #3 through 20, and 22 through 24. In summary these items propose:

(Consent Items #3-20, 22-24)

- 2 requests to authorize site selection [3,4]
- 2 request to authorize acquisition of real property (1) through the acceptance of a no cost acquisition and (2); of tax delinquent properties[5 and 6 respectively]
- 11 requests to approve preliminary plans [7,9,11,14,16,17,18,19,20,22,23]
- 3 requests to recognize scope change [8,12,15]
- 1 request to recognize anticipated deficit [10]
- 1 request to approve augmentation [13]
- 1 request to recognize change in project cost [24]

There were **four** 20-day letters for this agenda.

(LETTER 1)

The first letter was for Consent Item # 8 Department of Forestry and Fire Protection project titled '*Various Forest Fire Station projects*', Statewide.

—The letter, noticing Department of Staff's intent to recommend recognizing a scope change, was sent to the appropriate Legislative Committees on May 2, 2007 and has expired without comment.

(LETTER 2)

The second letter was for Consent Items # 12 University of California's, project called 'Veterinary Medicine 3B' at Davis Campus in Yolo County.

—The letter, noticing Department of Staff's intent to recommend recognizing a scope change, was sent to the appropriate Legislative Committees on April 13, 2007 and has expired without comment.

(LETTER 3)

The third letter was for Consent Item # 13 Hastings College of the Law's project titled '*Code Compliance Update*', at 200 McAllister Street Facility in San Francisco.

—The letter, noticing Staff's intent to recommend approval of augmentation, was sent to the appropriate Legislative Committees on April 13, 2007 and has expired without comment.

(LETTER 4)

The fourth and fifth letters were for Consent Item # 15 California Community College's projects titled '*Fine and Performing Arts*' at Palo Verde College in Riverside County and '*John Adams Modernization*' at the John Adams Center, City College of San Francisco in San Francisco County.

—The letters, noticing Staff's intent to recommend recognizing scope change, were sent to the appropriate Legislative Committees on May 3 and has expired without comment.

In summary: staff recommended approval of the **Consent Calendar** consisting of Items numbered 3 thru 20, and 22 thru 24.

There were no comments or questions from the Board or the public.

A motion was made by Mr. Semmes and Second by Ms. Sheehan to approve the Consent Calendar

The Consent Calendar was approved by a 2-0 vote.

ACTION ITEMS

None

OTHER BUSINESS:

Ms. Finn reported that there were three separate resolutions for the Board to consider within Other Item #25.

To note Greg Rogers has been hired to fill my previous position at the Department of Finance, this position traditionally has been designated to be Administrative Secretary to the State Public Works Board. Hence 1) a resolution to rescind , myself, Karen Finn as Administrative Secretary to the Board, 2) to appoint Greg Rogers in my stead and last, 3) a resolution to appoint myself to Assistant Administrative Secretary to the Board. A single vote to approve Other Business Item #25 will approve all three resolutions

A motion was made by Mr. Semmes and Second by Ms. Sheehan to approve

(Other Business) Item #25

(Other Business) Item 25 was approved by a 2-0 vote.

REPORTABLES:

Ms. Finn reported that there were **eight** reportable items for this month that staff had approved under authority delegated by the Board.

NEXT MEETING:

Ms. Finn said that the next meeting was set for **Friday, June 8, 2007, at 10:00 AM, here at the State Capitol, in Room 113.**

Ms. Sheehan asked if there were any comments or questions from the public before adjournment.

No answer was forthcoming

Ms. Sheehan adjourned the meeting at 10:20 a.m.

AGENDA AND STAFF ANALYSIS

**NOTICE OF MEETING
STATE PUBLIC WORKS BOARD
Wednesday
May 23, 2007**

The **STATE PUBLIC WORKS BOARD** will meet on, **Wednesday May 23, 2007, at 10:00 a.m. in Room 113 in the State Capitol, Sacramento, California.** In accordance with provisions of Section 11125 of the Government Code, a copy of the Agenda is attached.

Karen Finn
Administrative Secretary

Attachment

STATE PUBLIC WORKS BOARD

Wednesday

May 23, 2007

10:00 a.m.

Room 113

State Capitol

Sacramento, California

I. Roll Call

Michael C. Genest, Director, Department of Finance
Will Bush, Interim Director, Department of General Services
Will Kempton, Director, Department of Transportation
John Chiang, Controller, State Controller's Office
Bill Lockyer, Treasurer, State Treasurer's Office

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Patrick W. Henning, Director, Employment Development Department
(Advisory Member)

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Assembly Member, Legislative Advisor
Assembly Member, Legislative Advisor
Assembly Member, Legislative Advisor
Senator Darrell Steinberg, Legislative Advisor
Senator, Denise Ducheny, Legislative Advisor
Senator, Carole Migden, Legislative Advisor

II. Approval of minutes from the April 13, 2007 meeting
Report on conditional approvals of last meeting.

III.	Bond Items	Page	4
IV.	Consent Items	Page	10
V.	Action Items	Page	None
VI.	Other Business	Page	64
VII.	Reportables	Page	64

BOND ITEM

BOND ITEM – 1

DEPARTMENT OF GENERAL SERVICES (1760)
BOARD OF EQUALIZATION BUILDING ACQUISITION
450 N STREET, SACRAMENTO, SACRAMENTO COUNTY

Authority: Government Code § 11012.5

Authorize staff to seek a private letter ruling from the IRS regarding the ability of the State Public Works Board to issue tax-exempt bonds for the proposed acquisition consistent with the staff analysis.

Approved 4 / 0

BOND ITEM

STAFF ANALYSIS ITEM – 1

Department of General Services
Board of Equalization Building Acquisition
450 N Street, Sacramento, Sacramento County

Action Requested

Authorize staff to seek IRS private letter ruling.

Scope Description

This project is not within scope.

In 1993 the State entered into a lease purchase agreement with CalPERS, assuming title to the facility and beginning a thirty year payment schedule to reimburse CalPERS for the facility. In September 2006, the State Public Works Board approved the use of interim financing (PMIA loan) for the accelerated payment of the acquisition with a final payment of \$81 million to CalPERS in February 2007. The IRS deems this type of lease to be a “debt” (or a “financing lease”) rather than a traditional lease. Thus, the IRS deems the State to be the owner of the building as of the date the financing lease is entered into – subject to the debt created by the financing lease.

The IRS has focused on the fact that this automatic transfer results in the shift of both equity and the risk of property loss to the lessee as lease (aka debt) payments are made (again, much like a loan secured by a deed of trust). As a result, we are unable to sell tax-exempt bonds for this acquisition unless the state is able to obtain a favorable private letter ruling from the IRS.

Options

1. Payment from the General Fund to the PMIB, characterized as an internal General Fund loan to the occupant departments, and repaid from those occupant departments to the General Fund over time.

- The result would be an \$81 million hit to the General Fund.
- Assuming that the General Fund would charge interest similar to PMIA loans (5.2%), this alternative would cost an additional \$67.4 million for interest over 16 years.

2. Repayment of the PMIB loan from taxable bond proceeds.

- Taxable bonds with a 16 year life would cost roughly \$13,154,000 more than tax exempt bonds. This assumes an interest rate of 5.6943% for the taxable bonds versus 4.1748% for the tax exempt bonds, if both types of bonds were sold today. However, we note that the earliest that the state could sell tax exempt bonds (provided the IRS rules in the state's favor) would be the Spring of 2008 [see discussion of alternative #3 below].

3. Seek an IRS private-letter ruling, permitting the issuance of tax-exempt bonds to "refund" the PMIB loan.

- Orrick thinks that there are favorable facts to support seeking an IRS ruling.
- Seeking an IRS ruling will likely cost \$10 thousand in IRS fees and approximately \$25 – 50 thousand in attorneys' fees.
- It is likely that the process would require a minimum of six months to be resolved, thus eliminating the possibility of a Fall bond sale.
- This alternative would necessitate that the state carryover the PMIB loan for another year until bonds can be sold in the Spring of 2008. The state would have another year of interest to pay on the PMIA loan, which would cost approximately \$3 million, assuming a 5.2% interest rate.
- This alternative would save the state approximately \$10 million over the alternative to sell taxable bonds.

Staff Recommendation: Approve request to seek IRS private letter ruling

BOND ITEM

BOND ITEM – 2

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CALIFORNIA MEN’S COLONY, WASTEWATER COLLECTION TREATMENT UPGRADE
SAN LUIS OBISPO COUNTY**

Authority: Chapter 106/01, Item 5240-301-0660 (1)

Adopt a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds – Department of Corrections and Rehabilitation, 2007 Series D, California Men’s Colony, Wastewater Collection and Treatment Project.
2. Approve the form of and authorize the execution of an Agreement to Transfer Jurisdiction of State Owned Real Property between the Department of Corrections and Rehabilitation and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of Corrections and Rehabilitation and the State Public Works Board.
4. Approve the form of and authorize the execution of a Supplemental Indenture between the State Treasurer and the State Public Works Board.
5. Approve the form and authorize the execution of a Continuing Disclosure Agreement between the Department of Corrections and Rehabilitation, the State Public Works Board and the State Treasurers Office.
6. Approve the form of and authorize the execution and delivery of a Preliminary Official Statement.
7. Approve and authorize the execution and delivery of an Official Statement.
8. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

Estimated Project Costs to be Financed:	\$25,627,000
Estimated Par Value of Bonds to be Issued:	\$32,395,000
“To Not Exceed” Par Amount to be approximately:	\$38,000,000

Approved 4 / 0

BOND ITEM

STAFF ANALYSIS ITEM – 2

Department of Corrections and Rehabilitation
California Men's Colony, Wastewater Collection Treatment Upgrade
San Luis Obispo County

Action Requested

The requested action would authorize the sale of the lease revenue bonds and other related actions in connection with the issuance, sale, and delivery of said revenue bonds, including approving the forms of and authorizing the execution and delivery of a supplemental indenture, one agreement to transfer jurisdiction of state owned real property, one facility lease, a continuing disclosure agreement, a preliminary official statement, and an official statement.

Scope Description

This project is within scope. The approved project includes clearing, demolition, grading, paving, excavation, and construction of headworks, influent pump station, aerated grit chamber, three splitter boxes, two oxidation ditches, two secondary clarifiers, return activated sludge/waste activated sludge pump station, eight unit tertiary filters, two chlorine contact basins, chlorination/dechlorination storage, feed pump building prefabricated metal building system maintenance building, biosolids dewatering building with two centrifuges, temporary biosolids drying area, motorized control center/generator building; 1,100 feet of 24-inch diameter trunk sewer, and appurtenances, electrical and instrumentation, repair and reconstruction of existing improvements affected by the work, and incidentals for a complete and usable facility.

This project also includes approximately 22,000 feet of 12 to 24-inch diameter trunk sewer from California Men's Colony's West and East screening facilities to the wastewater treatment plant and improvements to the West and East screening facilities.

Funding and Project Cost Verification

This project is within cost.

\$27,899,000 total authorized project costs

\$27,898,000 total estimated project costs

\$27,898,000 project costs previously allocated: \$950,000 preliminary plans, \$1,322,000 working drawings, \$25,626,000 construction (\$19,459,000 contract, \$2,457,000 contingency, \$1,211,000 A&E, \$2,499,000 other project costs)

\$1,000 available bid savings

CEQA

A Notice of Determination was filed with the State Clearinghouse on June 12, 2000 and the statute of limitations expired on July 12, 2000.

Due Diligence Status

The Department of General Services prepared a Summary of Conditions Memo on March 21, 2005 for this project and it was noted that no significant issues were identified.

Project Schedule

The project schedules are as follows:

Project completion and beneficial occupancy is expected by August 2007.

Staff Recommendation: Adopt resolution

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CONSENT ITEM

CONSENT ITEM – 3

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
SHASTA STATE HISTORIC PARK, WILDE PROPERTY
SHASTA COUNTY
DGS Parcel Number 10468, DPR Parcel Number 3258

*Authority: Chapter 106/01, Item 3790-301-0005(27),
as reappropriated by Chapter 208/04, Item 3790-491*

Authorize site selection consistent with the staff analysis

Approved 2 / 0

CONSENT ITEM

STAFF ANALYSIS ITEM – 3

Department of General Services
Department of Parks and Recreation
Shasta State Historic Park, Wilde Property
Shasta County

Action requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. This requested action will authorize site selection of an approximately 1.6-acre parcel of land as an addition to Shasta State Historic Park. Acquisition of this parcel will fulfill three of seven Department of Parks and Recreation (DPR) acquisition guidelines by providing for expanded outdoor recreation opportunities, cultural landscapes, and inholdings and adjacent properties.

Funding and Cost Verification

This project is within cost. Chapter 106/01, Item 3790-301-0005(27), as reappropriated by Chapter 208/04, Item 3790-491, provides \$5,000,000 for the 2000 Bond Opportunity Purchases Acquisition Program without specifying parcels. The balance of the appropriation is sufficient to acquire the subject property in accordance with legislative intent.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 1, 2007. The 35-day statute of limitations will expire on June 5, 2007.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is June 2007.

Condition of Property

The Department of General Services, Environmental Services Section (DGS-ESS) staff conducted a property inspection for the Wilde Property, Assessor Parcel Number 011-350-072, Shasta County, on March 16, 2007 and a follow up inspection on April 12, 2007 to inspect the interior of the structures and discuss removal of a few additional items. The property address is 15420 Highway 299 West, Shasta, CA at the corner of Main Street (Highway 299) and French Alley, about five miles west of Redding, California. The subject property is adjacent to the historic Masonic Lodge, a building within the Shasta State Historic Park. An old brick wall separates a portion of the lodge from the subject property. This wall is near the front of the subject property. Other DPR historic structure remnants are located across the highway from the subject property. The property consists of nine lots totaling 1.6 acres and there are other residential properties to the south and east. The proposed future use of the property will be a parking and day use area for the Shasta State Historic Park.

A field reconnaissance of the site for the Phase 1 Environmental Site Assessment (ESA) was conducted on October 5, 2006 and the subsequent ESA report was reviewed by DGS-ESS staff and found to be in accordance with the American Society for Testing and Materials (ASTM) Practice Standard E1527-00. The report noted the former residence, a detached garage, one large storage shed, three small storage sheds, and an abandoned travel trailer. This report indicated that furniture, trash, automotive batteries, and a non-operational refrigerator that was used to store insecticides were within the house and garage. The storage sheds also contained similar items including trash, paint cans, and solvents. Automobile tires, a car body, an abandoned travel trailer, several truck trailers, and five empty 55 gallon drums were located on the property grounds.

The travel trailer is now gone as well as the automobile tires, car body, several truck trailers, and five empty 55 gallon drums. It appears that two of the storage sheds identified in the Phase 1 report are gone. These structures would be the previous larger shed that was located between the walnut trees and the remaining brown shed with the tin roof, and a smaller shed that was behind the remaining shed as facing from the highway. This report indicated that no well was observed on the property, however, the real estate agent indicated that she thought a structure adjacent to a white cylindrical object behind the garage was a well. She also indicated that there is a septic tank that was pumped during escrow. The window and doors of the house, detached garage, and the remaining storage shed were boarded with plywood, therefore during the first inspection the condition of the interior of the structures was unknown.

Access to the structures was provided on the April 12, 2007 site visit and the interior inspections indicated that the structures were cleared and no items remained. In the front of the property is a large satellite dish that should be removed and an old water heater is lying on the ground that needs to be removed. There is still some material and debris remaining on the property including many bricks, some concrete block, some rebar, utility boxes, lumber pieces, irrigation pipe and risers and faucets. There are many wire and treated log fences throughout the property and a rock retaining wall. A 5 foot by 8 foot concrete slab is located near the drainage

ditch behind the storage shed. In this general area there is also a gravel bed where the trailer was located. There is a burn pile near the drainage that runs through the property.

A 1 1/2 foot wide drainage ditch runs roughly through the middle of the property and currently conveys water. A part of the ditch is covered with half round pieces of metal. Behind the house are two four inch metal pipes that come from beneath the house and concrete foundation and protrude about five feet away from the foundation. There is a 1 1/2 inch metal and PVC pipe day lighting from under the foundation. In this same area there is also flexible tubing coming out of a slope behind the residential structure and some pieces of sheetrock. These pipes run to a terrace behind the house where there is about a ten foot drop off from a rock and concrete retaining wall to the back of the property. The rear one third of the property consists of grasses and weeds.

If the well on the site is to be used by DPR, then it should be inspected to insure it complies with local or county requirements. The DPR has stated that the well is to be capped to County Standards to accommodate a much needed parking area for the visitors to the park. The DPR is aware of the drainage feature on the property and is committed to maintaining this feature by the installation of a culvert beneath the parking area to be developed, which includes obtaining any necessary permits to facilitate the development of the parking area. The DGS-ESS staff recommends that an archeologist should be onsite during the DPR development of the property in light of the property's proximity to the other historic structures within the park.

While onsite during the April 12, 2007 visit it was apparent that the DPR needs additional parking for the park. Current parking for Shasta State Historic Park visitors is along the highway. Overall, DGS-ESS staff sees no issues that should prevent the acquisition of this property by the state.

Other:

- The property consists of a nine (9) lots improved with a vacant house and a shed. The plan is to demolish the house and shed.
- The purchase price will not exceed the estimated fair market value as determined by an appraisal reviewed by DGS.
- There is no relocation assistance involved with this project.
- There is no implied dedication.
- The DPR is not aware of any lawsuits pending on the property. The Property Acquisition Agreement will require delivery of title to the state free and clear of any liens.
- Operations and maintenance of these properties will be done with existing DPR staff and equipment.

Staff Recommendation: Authorize site selection

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CONSENT ITEM

CONSENT ITEM – 4

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
ANDERSON MARSH STATE HISTORIC PARK, MCVICAR/AUDUBON SOCIETY
LAKE COUNTY
DGS Parcel Number 10469, DPR Parcel Number 13361

*Authority: Chapter 106/01, Item 3790-301-0005(29),
as reappropriated by Chapter 208/04, Item 3790-491
Chapters 38 and 39/05, Item 3790-301-0262(1)*

Authorize site selection consistent with the staff analysis

Approved 2 / 0

CONSENT ITEM

STAFF ANALYSIS ITEM – 4

Department of General Services
Department of Parks and Recreation
Anderson Marsh State Historic Park, McVicar/Audubon Society
Lake County

Action requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. The Legislature has approved funding for the purchase of interests in lands consistent with Proposition 117 (Habitat Conservation Fund) and Proposition 12 (Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Fund) for habitat acquisitions without specifying particular parcels. This request will authorize site selection of fee simple interest for 219.76 acres as an addition to Anderson Marsh State Historic Park.

The acquisition of this parcel provides a link between two non-contiguous portions of Anderson Marsh State Historic Park, allows for trail connectivity, and assures the continued protection of significant riparian habitat and an identified wildlife corridor. In addition, the project will also provide protection for five registered archeological sites while consolidating natural and cultural resource management under one agency.

Funding and Cost Verification

This project is within cost. Chapter 106/01, Item 3790-301-0005(29), as reappropriated by Chapter 208/04, Item 3790-491, provides \$35,000,000 for the acquisition of high priority habitat acquisition parcels. Chapters 38 and 39/05, Item 3790-301-0262(1) provides \$1,000,000 for the acquisition of high priority habitat acquisition parcels. The balances of the appropriations are sufficient to acquire the subject property in accordance with legislative intent.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on April 3, 2007. The 35-day statute of limitations expired on May 8, 2007.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is June 2007.

Condition of Property

On March 22, 2007, Department of General Services, Environmental Services Section (DGS-ESS) staff conducted a site visit of the McVicar/Audubon Society property located in Lake County, Lower Lake, California. The property consists of approximately 220 acres along the south and west shores of Anderson Marsh. Access to the property was from the Anderson Marsh State Historic Park, located to the east of the subject property. The subject property is bounded by State of California property to the east and north, managed by the Department of Parks and Recreation (DPR). On the southern boundary is a vineyard. The proposed acquisition will protect the marsh environment, wooded uplands, and archaeological sites within the property and allow for passive recreational uses.

The Audubon Society acquired the property in 1978 and the few improvements within the site include informal hiking trails, a picnic table, bench, signs, and bird and bat houses. Vegetation consists of oak tree species, Gray Pine, California Buckeye, California redbud, poison oak, grasses, willows, and tule. Wildlife observed included deer, white pelicans, American coots, and western grebes. There were no observed on-site activities or conditions considered threatening to the environmental integrity of the property. A Phase I Environmental Site Assessment is not recommended due to the undeveloped nature of the property. The property is compatible with the proposed future use as an addition to the existing Anderson Marsh Natural Preserve.

Other:

- A large portion of the property consists of riparian woodland and regional chaparral for wildlife habitation and viewing.
- The property borders Clear Lake and offers potential access to the lake shore and provides significant aesthetic and scenic values to the park.
- The purchase price does not exceed estimated fair market value as determined by a DGS-approved appraisal.
- The DPR is not aware of any lawsuits pending concerning the property. The Property Acquisition Agreement will require delivery of title to the property free and clear of any mortgages or liens.
- The property is vacant and unimproved.
- There is no relocation assistance involved with this project.
- There is no implied dedication applicable to this property.
- The DPR will incorporate patrol of this parcel with existing staff that now patrols the adjacent park property. In addition, it is expected that little operating expenses will be needed and can be absorbed within existing DPR resources for the continued operation of the park.
- Any changes to public access, use, development, resources or habitat protection will be addressed through the normal budget process.

Staff Recommendation: Authorize site selection

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CONSENT ITEM

CONSENT ITEM – 5

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
PFEIFFER BIG SUR STATE PARK, RANCHO VENTANA
MONTEREY COUNTY

DGS Parcel Number 10435, DPR Parcel Numbers A26403 and A26404/6049

*Authority: Chapter 379/02, Item 3790-301-6029(6),
as reappropriated by Chapters 38 and 39/05, Item 3790-491
Public Resources Code Section 5005
Government Code Section 11005*

Authorize acquisition of real property through the acceptance of a no cost acquisition consistent with the staff analysis

Approved 2 / 0

CONSENT ITEM

STAFF ANALYSIS ITEM – 5

Department of General Services
Department of Parks and Recreation
Pfeiffer Big Sur State Park, Rancho Ventana
County of Monterey

Action requested

The requested action will authorize acquisition of real property through the acceptance of a no cost acquisition for this project.

Scope Description

This project is within scope. This request will authorize the Department of Parks and Recreation (DPR) to accept a no-cost acquisition of approximately 211.24 acres as an addition to Pfeiffer Big Sur State Park. The DPR is acquiring this property because it meets two important program objectives: preserving California's unique natural resource areas and acquiring in-holdings and adjacent parcels when they become available.

The Public Resources Code, Section 5005 allows the DPR to receive and accept in the name of the people of the State any gift, dedication, devise, grant, or other conveyance of title to or any interest in real property, including water rights, roads, trails, and rights-of-way, to be added to or used in connection with the State Park System. It may receive and accept gifts, donations, contributions, or bequests of money to be used in acquiring title to or any interest in real property, or in improving it as a part of or in connection with the State Park System, or to be used for any of the purposes for which the department is created. It may also receive and accept personal property for any purpose connected with the State Park System.

Funding and Cost Verification

This project is within cost. Chapter 379/02, Item 3790-301-6029(6), as reappropriated by Chapters 38 and 39/05, Item 3790-491, provides \$40,000,000 for the acquisition of high priority parcels of land. The balance of the appropriation is sufficient for overhead costs (e.g., title/escrow fees and Department of General Services (DGS) staff time to conduct due diligence) of the subject property (\$18,000) in accordance with the legislative intent.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on April 3, 2007. The 35-day statute of limitations expired on May 8, 2007.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is May 2007.

Condition of Property

The Department of General Services, Environmental Services Section (DGS-ESS) staff conducted site visits to the Pfeiffer Big Sur properties on January 4, 2006 and June 26, 2003. The County of Monterey is donating approximately 211 acres located adjacent to the Pfeiffer Big Sur State Park in Big Sur, Monterey County. The property is undeveloped with the exception of access roads to the ridge areas and the historic road prism near the park boundary along the creek.

The DGS-ESS staff contacted the DPR on March 29, 2007 to discuss the current condition of the properties. The DPR indicated that property conditions remain the same as the property is undeveloped and in an isolated area adjacent to the existing state park.

A Phase I Environmental Site Assessment is not recommended due to the undeveloped nature of the parcels. No other potential problems with hazardous materials, e.g. ground and/or vegetation staining was observed during the last DGS-ESS site visit and the properties are compatible with the proposed future use as an addition to the Pfeiffer Big Sur State Park.

Other:

- The property was acquired for public benefit by Monterey County in 1996 with funds obtained pursuant to the California Wildlife, Coastal, and Park Land Conservation Act. According to Public Resource Code (PRC) 5907(e)(5), the purpose of the funds transferred to the 1988 Bond Act Account of the Big Sur Preservation Fund of Monterey County was to support implementation of critical viewshed policies of the County's Big Sur Land Use Plan. This land use plan was certified by the California Coastal Commission in 1986 as a component of the Big Sur Local Coastal Program. The intent was to "ensure that the exceptional vistas seen from Scenic Highway One along the Big Sur Coast will be preserved in a manner that ensures the continuation of existing state and local jurisdiction over the Big

Sur area.” The transfer of the property from the County to the state is compatible with the funding purpose.

- Although there are no deed restrictions in the deed from County of Monterey to the State of California, the county previously recorded a document entitled “Deeds and Restrictions” which affects 107.81 acres of the property and which attempts to preserve the property as scenic open space in perpetuity. The restrictions are consistent with one of DPR’s intended uses of preserving the scenic Highway One viewshed and would allow passive recreational uses that do not negatively impact the scenic views of the property.
- The 211.42 acres Rancho Ventana acquisition at Pfeiffer Big Sur State Park is an in-holding acquisition to preserve the natural resource area. The DPR will incorporate patrol of this parcel with existing staff that patrol adjacent park property. In addition, it is expected that little operating expenses will be needed and can be absorbed within existing DPR resources for the continued operation of the park.
- The property is vacant and unimproved. There is no relocation assistance involved with this project.
- The DPR is not aware of any lawsuits pending concerning the property.
- There is no implied dedication applicable to this property.
- Any changes to public access, use, development, resources or habitat protection will be addressed through the normal budget process.
- Pursuant to Government Code Section 11005, gifts of real property in fee must be approved by the Director of the Department of Finance. In addition, administrative policy requires that departments requesting the approval of gifts of real property first obtain approval from the PWB.

Staff Recommendation: **Authorize acquisition of real property through acceptance of a no cost acquisition**

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CONSENT ITEM

CONSENT ITEM – 6

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
OCOTILLO WELLS STATE VEHICULAR RECREATION AREA, TAX DELINQUENT
PROPERTIES
IMPERIAL COUNTY

DGS Parcel Numbers 9952, 6343, 6354, 6418, 6451, 6500, 6533, 6551

DPR Parcel Numbers A21712, A21733, A21841, A21888, A21921, A21940

*Authority: Chapter 324/98, 3790-301-0263(1),
as reappropriated by Chapter 106/01, Item 3790-490*

Authorize acquisition of tax-delinquent properties consistent with the staff analysis

Approved 2 / 0

CONSENT ITEM

STAFF ANALYSIS ITEM – 6

Department of General Services
Department of Parks and Recreation
Ocotillo Wells State Vehicular Recreation Area, Tax Delinquent Properties
Imperial County

Action requested

Authorize the acquisition of tax delinquent properties for this project.

Scope Description

This project is within scope. This request will authorize the acquisition of approximately 65.66 acres of tax delinquent properties consisting of eight separate parcels situated in the Ocotillo Wells State Vehicle Recreation Area (SVRA). The acquisition of these in-holdings represent an opportune means of acquiring parcels that received site selection approval from the State Public Works Board at its February 9, 2001 meeting as additions to the State Park System. It should be noted that DGS Parcel Number 6418/DPR Parcel Number A21810 has been removed from this acquisition because the owner paid his taxes current. As a result, the state is no longer eligible to purchase the parcel.

ASSESSMENT #	DGS/DPR PARCEL NOS.	ACREAGE	PURCHASE PRICE
017-400-029-000 (Mannone) Lot 70 Desert Hills TR 1 11-10	9952 / A21712	0.22	\$ 763.25
017-410-010-000 (Saxton) Lots 174 & 175 Desert Hills Tract No 1 T11S R10E	6343 / A21733	0.44	1,533.98
017-420-031-000 (Sears) NW ¼ of SE ¼ of NW ¼ Section 33 T11S R10E	6354 / A21743	10	1,034.07
018-080-005-000 (Gardner) E ½ of W ½ of NE ¼ of NE ¼ Section 5 T12S R10E	6451 / A21841	10	1,034.07
018-090-002-000 (Spanier) NW ¼ of NE ¼ of NW ¼ OF Section 7 T12S R10E	6500 / A21888	10	1,311.91
018-090-003-000 (Spanier) W ½ of NE ¼ of NE ¼ of NW ¼ Section 7 T12S R10E	6500 / A21888	5	985.65
018-100-002-000 (R.T. Living) E ½ of NW ¼ of NW ¼ Section 9 T12S R10E	6533 / A21921	20	3,334.47
018-100-039-000 (Luna) NW ¼ of SE ¼ of NW ¼ of Section 9 T12S R10E	6551 / A21940	10	824.89
TOTALS		65.66	\$10,822.29

Funding and Cost Verification

This project is within cost. Chapter 324/98, Item 3790-301-0263(1), as reappropriated by Chapter 106/01, Item 3790-490, provides \$3,600,000 for this acquisition program. The balance of the appropriation is sufficient to acquire the subject property in accordance with legislative intent.

\$3,600,000	total authorized project costs
\$3,600,000	total estimated project costs
\$2,394,000	project costs previously allocated for various acquisitions
\$14,000	project costs to be allocated for these acquisitions: acquisition \$11,000, preliminary title reports \$3,000
\$1,192,000	project costs remaining for future acquisitions

CEQA

A Notice of Exemption was filed with the State Clearinghouse on April 5, 2007 and the 35-day statute of limitations expired on May 10, 2007.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow for these acquisitions is June 2007.

Condition of Property

On Wednesday, March 28, 2007, Department of General Services, Environmental Services Section (DGS-ESS) personnel conducted a Condition of Property visit at 11 properties (includes the eight properties listed in this item) near the Ocotillo Wells State Vehicular Recreation Area. All the properties are within a pebble strewn terrace in and around the existing SVRA. Scattered Ocotillo and Creasote are among very sparse vegetation. The properties range in size from 0.22 to 20 acres. Eleven of the twelve properties are known as tax default properties. During the visit, no known negative environmental conditions or hazards were observed. The properties appear compatible with the intended use.

Other:

- This project was approved for site selection by the State Public Works Board on February 9, 2001. The Department of Parks and Recreation (DPR) and DGS have subsequently worked together to identify willing sellers on a monthly basis for acquisition approval of their properties.
- The specified parcels are held in title by the County of Imperial in consideration of delinquent property taxes and shall be transferred to the state.
- The Imperial County Board approved the state's application and the Agreement to Purchase Tax-Defaulted Property on February 27, 2007. The Agreement specifies that the state will use the property for public purposes as an addition to the Ocotillo Wells SVRA.
- The purchase prices of the parcels are equivalent to the amounts due to the Imperial County Tax Assessor's Office to cover the delinquent taxes. These acquisitions shall not exceed the estimated fair market value as determined by a DGS-approved appraisal.
- It should be noted that Imperial County will not provide public notice to the owners, which would provide the opportunity to pay taxes current, until the acquisitions are approved by the State Public Works Board and subsequently processed by the State Controller's Office.
- Title insurance coverage on these parcels cannot be purchased until a 12-month redemption period has elapsed commencing from the date of recordation of the tax collector's deed as defined in Section 4675 of the California Revenue and Taxation code. The DPR will be responsible for acquiring title insurance coverage as it deems necessary to sufficiently safeguard title to the property.
- Implied dedication may exist because an undetermined portion of the subject parcels may be subject to public use. The desert terrain is typically traversed by the general public without regard for ownership and use of the land is open and notorious. General public use of the property does not impact the appraised value of the properties.
- Although there has been no history of contamination, the DPR has conducted a review of the property for evidence of contamination from hazardous and toxic materials and there was no evidence or indication of contamination found.
- The property is vacant and unimproved.
- The staffing pertaining to this acquisition will be absorbed within the DPR's existing support budget.

Staff Recommendation: Authorize acquisitions

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CONSENT ITEM

CONSENT ITEM – 7

**CALIFORNIA CONSERVATION CORPS (3340)
SIERRA PLACER MUNICIPAL SEWER/WATER CONNECTION
PLACER COUNTY**

Authority: Chapters 47 and 48/06, Item 3340-301-0001(2)

Approve preliminary plans

Approved 2 / 0

CONSENT ITEM

STAFF ANALYSIS ITEM – 7

California Conservation Corps
Sierra Placer Municipal Sewer/Water Connection
Placer County

Action requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The project authorizes the California Conservation Corps (CCC) to cease use of its existing on-site waste water disposal system by installing a new pipeline that will provide a connection to the nearby treatment plant operated by Placer County Sewer Maintenance District 1. Installation of this new pipeline and supporting infrastructure (pumps, holding tank, electrical service, etc.) will allow the CCC to end the use of the Sierra Placer Center's effluent storage ponds and spray field. The project will include the removal of the existing septic tank, spray field system, and related equipment. Once the new sewage disposal system is operational, the CCC will decommission and close the existing effluent storage ponds. The ponds will be graded to match surrounding contours and re-vegetated with native species

Funding and Cost Verification

This project is within cost. Chapters 47 and 48, Item 3340-301-0001(2), provide \$744,000 for preliminary plans and working drawings. The construction funding (\$3,507,000) is pending the approval of the 2007 Budget. Total project costs are \$4,251,000.

\$4,251,000 total authorized project costs

\$4,251,000 total estimated project costs

\$3,784,000 amount transferred to date: preliminary plans \$467,000

\$3,784,000 total project costs to be allocated: working drawings \$ 277,000, construction \$3,507,000 (\$2,746,000 contract, \$192,000 contingency, \$196,000 A&E, and \$373,000 other)

CEQA

A Notice of Determination was filed with the State Clearinghouse on March 23, 2007 and the waiting period expired on April 24, 2007.

Project Schedule

The project schedule is as follows:

Complete construction: January 2009

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 8

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
VARIOUS FOREST FIRE STATION PROJECTS
STATEWIDE**

*Authority: Chapters 38 and 39/05, Item 3540-301-0660 (0.7, 1.4, 1.6, 2, 3.1, 3.2, 3.35, 3.5, 3.55, 3.8, and 3.85)
Chapters 47 and 48/06, Item 3540-301-0660, (0.2, 0.3, 0.4, and 2.2)*

Recognize scope change

Approved 2 / 0

CONSENT ITEM

STAFF ANALYSIS ITEM – 8

Department of Forestry and Fire Protection
Various Forest Fire Station Projects
Statewide

Action Requested

The requested action will approve a scope change for the following projects:

- 1. Elk Camp Forest Fire Station, Relocate Facility*
- 2. Harts Mill Forest Fire Station, Relocate Facility*
- 3. Independence Forest Fire Station, Relocate Facility*
- 4. Nipomo Forest Fire Station, Replace Facility*
- 5. Pacheco Forest Fire Station, Replace Facility*
- 6. Rancheria Forest Fire Station, Replace Facility*
- 7. Raymond Forest Fire Station, Relocate Facility*
- 8. San Marcos Forest Fire Station, Replace Facility*
- 9. Sonora Forest Fire Station, Relocate Facility*
- 10. Springville Forest Fire Station, Relocate Facility*
- 11. Stevens Creek Forest Fire Station, Replace Facility*
- 12. Sweetwater Forest Fire Station, Replace Facility*
- 13. Ukiah Forest Fire Station, Replace Facility*
- 14. Usona Forest Fire Station, Replace Facility*

Scope Description

These projects are not within scope. The Department of Forestry and Fire Protection (CDF) has requested a scope change for various forest fire station projects statewide to add a 300 sq. ft. generator building and related mechanical equipment when feasible. Emergency generators help ensure that these essential services facilities remain operational when needed most. In an effort to improve the quality of CDF's emergency response capabilities, CDF is requesting the above scope change be approved for the projects listed above.

In 2003 the Legislature adopted Facility Program Policy Guidelines (prototypical standards) for all new CDF forest fire station projects. These standards were implemented to increase program support, improve project delivery, and reduce costs through project standardization. Among the many changes to the standard forest fire station design was the addition of an emergency generator and generator building.

Because the updated standards only apply to new projects, the projects listed above, which started design prior to 2003, did not reflect the new standards. These design elements were not added to existing projects because the majority of the new standards would have required costly redesign efforts and would have caused unacceptable project delays. A generator building, however, can often be added in the later stages of a project without significant cost or schedule implications due to the small size of this structure.

On May 2, 2007 the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve this scope change not less than 20 days from the above date.

Funding and Cost Verification

These projects are within cost. It is recognized that the cost of adding a generator building is approximately \$60,000 and may result in future augmentations; however, increased funding is not being requested at this time. While the addition of a generator is certainly desirable, the timely completion of these projects is the top priority. Therefore, the inclusion of a generator will only be pursued when it is clear that existing funding is sufficient to complete the entire project and the incorporation of this change will not significantly delay the project. Furthermore, it should be noted that the approval of this request does not authorize any increase in project funding. In the event an augmentation is needed to implement this change, it will be reviewed on a case-by-case basis and will go through the regular approval process.

CEQA

Each project has met the applicable CEQA requirements.

Due Diligence Status

No conditions have been identified by the Department of General Services which negatively affects these projects

Staff Recommendation: Recognize scope change

CONSENT ITEM

CONSENT ITEM – 9

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
STATEWIDE: SMALL MANAGEMENT EXERCISE YARDS (MCSP, SOL, WSP, RJD)
VARIOUS COUNTIES**

Authority: Chapters 47 and 48/06, Item 5225-301-0001 (4.5)

Approve preliminary plans

Approved 2 / 0

CONSENT ITEM

STAFF ANALYSIS ITEM – 9

Department of Corrections and Rehabilitation
Statewide: Small Management Exercise Yards (MCSP, SOL, WSP, RJD)
Various Counties

Action Requested

The requested action will approve preliminary plans for these projects.

Scope Description

This project is within scope. The approved project will construct 80 small management exercise yards (SMY) at four institutions, including: Mule Creek State Prison (20), Wasco State Prison (20), Solano State Prison (20), and R.J. Donovan Correctional Facility (20) as required to meet court ordered out of cell exercise time for Administrative Segregation Units (ASU) inmates. By court order, Wright v. Enomoto and en re Toussaint, each inmate held in ASUs and other confined units (e.g., Psychiatric Services Units, Segregation Housing Units, etc.) will be provided ten hours per week of out of cell exercise.

These SMY's will be 10' x 15' constructed of ¼-inch crimp lock pre-galvanized fabric, with a secured roof constructed half of ¼-inch crimp lock pre-galvanized fabric and half of metal pan decking. The yards also include sanitation facilities that will require connection to the institution's utility systems.

Funding and Project Cost Verification

This project is within cost. The Budget Act of 2006, Item 5225-301-0001 (4.5) provided \$2,720,000 for construction for this project. Subsequently, this project was augmented by \$140,000 (5.2 percent of the total project) for increased concrete and steel costs. Because of the prototypical nature of SMY structures, the design of the structure was approved with the initial phase of the program. Consequently, as subsequent phases are initiated the only design work necessary is to site adapt the structures to the specific institutions receiving them. As such, this design work has been consolidated into the construction phase of the project and funding has been appropriated accordingly. However, pursuant to Government Code Section 13332.11 (a) preliminary plan approval is requested.

\$2,860,000 total authorized project costs

\$2,860,000 total estimated project costs

\$2,860,000 project cost previously allocated: \$2,860,000 construction (\$2,112,000 contract, \$176,000 contingency, \$336,000 A&E, \$140,000 project administration, and \$96,000 agency retained)

CEQA

The areas in which these SMYs are located are not environmentally sensitive and CEQA is not required. The areas of construction will convert existing large exercise yards into smaller, safer, and more manageable exercise yards.

Due Diligence

A due diligence kick-off meeting was held on March 6, 2007, and it was determined that no additional real estate due diligence review service other than the consultation provided by the Department of General Services, Real Estate Services Section during the kick-off meeting would be necessary.

Project Schedule

The project schedule is as follows:

Approve working drawings:	June 2007
Complete construction:	November 2007

Staff Recommendation: **Approve preliminary plans**

CONSENT ITEM

CONSENT ITEM – 10

STATE SPECIAL SCHOOLS (6110)
CALIFORNIA SCHOOL FOR THE DEAF, RIVERSIDE CAMPUS, DORMITORY
REPLACEMENT AND CHILLER
RIVERSIDE COUNTY

Authority: Chapter 208/04, 6110-301-0660 (1)

Recognize anticipated deficit (Dormitory) **\$4,647,239**
(6.8 percent total project cost)

Approved 2 / 0

CONSENT ITEM

STAFF ANALYSIS ITEM – 10

State Special Schools
California School for the Deaf, Dormitory Replacement and Chiller
Riverside County

Action Requested

The requested action will recognize an anticipated deficit in the construction phase for the dorms last phase of the project.

Scope Description

This project is within scope. The project will demolish and replace 11 dormitory buildings and three apartment style buildings at the California School for the Deaf in Riverside. The project also includes construction of a central chiller plant and associated infrastructure to cool the buildings.

- The requested action will recognize an anticipated deficit in the construction phase for the dormitory portion of the project (6.8 percent of total project cost).
- In all, this project has three parts: dormitories/apartments, chiller plant, and chilled water lines. Due to the efficiency of hiring specialized contractors, this project will have the dormitories/apartments portion and the chiller plant/chilled water lines portions bid separately. The chiller plant and chilled water lines portions of the project are to be combined and will go out to bid as one sub-project.

Funding and Project Cost Verification

The project is not within cost. In 2003 when the project budget was set with an index of CCCI 4100 the escalation used to the start of construction and to the mid point of construction was .25% / month. This escalation factor has since been adjusted to .42 percent / month to account for actual inflation rates. Using the current approved inflation rate, CCCI 4871, the project budget would be \$77,595,840. Efficiencies in design and management of the project have kept the project below the expected inflation rate by \$2,890,601.

\$74,705,239 total estimated project costs

\$70,058,000 total authorized project costs

\$62,082,735 project costs to be allocated: Central Plant and Chilled Pipe construction \$9,829,749 (\$7,870,187 contract, \$393,499 contingency, \$1,546,063 A&E and 20,000 Agency Retained) and Dorms construction \$52,252,986 (\$43,130,923 contract, \$2,092,438 contingency, \$5,693,625 A&E, and 1,336,000 Agency Retained)

\$7,865,265 project funds previously allocated: preliminary plans (\$1,934,000), working drawings (\$2,409,000) for Dorms and Central Chiller plant, and construction (\$3,522,265) for underground utilities, water, and chilled water pipes.

\$110,000 Executive Order C05/06-23

\$4,647,239 anticipated deficit to project costs: Dorms construction \$4,647,239 (\$4,364,877 contract, and \$282,362 contingency)

CEQA

A Notice of Exemption for the dormitory and chiller portion of the project was filed with the State Clearing House on September 9, 2005, and the waiting period expired on October 10, 2005.

Due Diligence

Due Diligence investigation for the entire Riverside Campus was concluded and revealed no easement, agreements or unrecorded rights that affect or adversely impact the quiet enjoyment of project or project areas.

Project Schedule

The project schedule is as follows:

Approve working drawings for Phase I (Central Chiller & Chiller Pipes):	January 2007
Approve working drawings Phase II (Dormitory):	May 2007
Complete construction Phase I (Central Chiller Plant & Chiller Pipes):	December 2008
Complete construction Phase II (Dorms-all phases):	May 2011

Staff Recommendation: Recognize anticipated deficit

CONSENT ITEM

CONSENT ITEM – 11

UNIVERSITY OF CALIFORNIA (6440)
SANTA CRUZ CAMPUS, INFRASTRUCTURE IMPROVEMENTS, PHASE 1
SANTA CRUZ COUNTY

Authority: Chapter 38/05, Item 6440-301-6041 (17)
Chapter 47/06, Item 6440-301-6048 (17)

Approve preliminary plans

Approved 2 / 0

CONSENT ITEM

STAFF ANALYSIS ITEM – 11

University of California, Santa Cruz
Infrastructure Improvements, Phase 1
Santa Cruz County

Action requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The Infrastructure Improvements, Phase 1 project will provide improvements to the storm water drainage, domestic/fire protection water and campus core cooling water systems. The planned improvements will address the immediate safety concerns, improve the reliability of distribution systems and provide additional capacity for selected systems. This is the first of three planned infrastructure projects.

Funding and Project Cost Verification

This project is within cost.

\$8,610,000 total authorized project costs

\$8,610,000 total estimated project costs

\$777,000 project costs previously allocated: preliminary plans -- \$777,000 (State funds)

\$7,833,000 project costs to be allocated: working drawings -- \$370,000 (State funds);
construction -- \$7,463,000 (State funds)

CEQA

The University certifies that the project is in compliance with the requirements of CEQA.

Due Diligence

University of California (UC), on behalf of the Regents of the UC, is vested with the authority for management of the property for the benefit of the university and acknowledges that it has full responsibility for reviewing and clearing due diligence title issues for general obligation bond funded projects.

Project Schedule

The project schedule is as follows:

Approve working drawings: August 2007

Complete construction: April 2009

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 12

UNIVERSITY OF CALIFORNIA (6440)
DAVIS CAMPUS, VETERINARY MEDICINE 3B
YOLO COUNTY

Authority: Chapter 47/06, Item 6440-301-6048 (1)

Recognize scope change

Approved 2 / 0

CONSENT ITEM

STAFF ANALYSIS ITEM – 12

University of California, Davis
Veterinary Medicine 3B

Action requested

The requested action will recognize scope change for this project..

Scope Description

The project is not within scope. The Veterinary Medicine 3B project as approved would construct a new laboratory building of approximately 98,850 assignable square feet (asf) to provide support for the School of Veterinary Medicine students and faculty conducting basic-science research. The facility would include biomedical research laboratories, laboratory support space and office space.

Preliminary construction cost estimates received at schematic design exceed the approved budget by approximately \$15,000,000, an overage of 17%, due in part to continued volatility in the current construction market. In addition, commitment to the project by a major donor has been finalized at a lower level than anticipated, reducing the amount of gift funds available for construction by \$5,382,000.

In response to these potential deficits, the campus explored options for reducing the cost of the project, including a number of programmatic and architectural alternatives. Although some efficiencies were realized, alternative design options alone were not sufficient to bring the project within budget. The campus has determined that the most effective way to address the deficit is to reduce the square footage of the project by 23% from 98,850 asf to 76,100 asf. However, through strategies outlined below, the project would continue to meet the original primary program goals.

Program goals would be met within a smaller building by taking advantage of several features of the project that became evident during schematic design. The research laboratories had been conceived as a series of modules, configured in "open" laboratory groupings that would house multiple student-faculty teams. Because research programs would be able to share laboratory space to a greater extent than assumed in the original scope, a reduction in the number of research laboratories would comprise the majority of the space reduction. Additional space efficiencies would be achieved by moving fume hoods from the laboratory modules to shared alcoves, enhancing laboratory flexibility. Other efficiencies include reconfiguring the building design to a larger footprint with fewer floors, thereby decreasing costly requirements for occupancy exiting and increasing building efficiency.

On April 13, 2007 the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve this scope change not less than 20 days from the above date.

Funding and Cost Verification

The project as amended is within cost. The 2006 Budget Act (Ch 47/2006) appropriated \$3,100,000 from the 2006 University Capital Outlay Bond Fund for the Veterinary Medicine 3B project on the Davis campus. The State funding remains unchanged; however, the non-State funds for construction would be reduced by \$5,382,000.

As approved:

\$65,500,000 total authorized project costs

\$89,950,000 total estimated project costs

\$3,100,000 project costs previously allocated: preliminary plans -- \$3,100,000 (State funds)

\$86,850,000 project costs to be allocated: working drawings -- \$4,500,000 (State funds); construction -- \$57,900,000 (State funds), \$22,950,000 (non-State funds); equipment \$1,500,000 (non-State funds)

(\$5,382,000) proposed reduction: construction -- \$5,382,000 (non-State funds)

As amended:

\$65,500,000 total authorized project costs

\$84,568,000 total estimated project costs

\$3,100,000 project costs previously allocated: preliminary plans -- \$3,100,000 (State funds)

\$81,468,000 project costs to be allocated: working drawings -- \$4,500,000 (State funds); construction -- \$57,900,000 (State funds), \$17,568,000 (non-State funds); equipment \$1,500,000 (non-State funds)

CEQA

The University certifies that the project is in compliance with the requirements of CEQA.

Due Diligence

University of California (UC), on behalf of the Regents of the UC, is vested with the authority for management of the property for the benefit of the university and acknowledges that they have full responsibility for reviewing and clearing due diligence title issues for general obligation bond funded projects.

Project Schedule

The project schedule is as follows:

Complete Construction: March 2011

Staff Recommendation: Recognize scope change

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CONSENT ITEM

CONSENT ITEM – 13

HASTINGS COLLEGE OF THE LAW (6600)
200 McALLISTER STREET FACILITY: CODE COMPLIANCE UPDATE
SAN FRANCISCO

Authority: Chapter 208/04, Item 6600-301-6028

Approve augmentation

\$350,000
(1.7 percent of total project costs)
(14.0 percent cumulative)

Approved 2 / 0

CONSENT ITEM

STAFF ANALYSIS ITEM – 13

Hastings College of the Law
200 McAllister Street Facility: Code Compliance Update
San Francisco

Action requested

The requested action will approve augmentation.

Scope Description

This project is within scope.

The scope includes seismic upgrading, replacing ceiling grid, asbestos and lead abatement, fire life-safety improvements, including expanding the building fire sprinkler system and upgrading the fire alarm system; updating the building to meet the American with Disabilities Act/Title 24 Compliance, and upgrading the electrical, mechanical/HVAC and plumbing systems. The scope also includes renovation of the law library located on the top

three floors of the building. On July 22, 2004, a scope change was approved to combine the Code Compliance Update and the Law Library Renovation into a single project.

Funding and Cost Verification

This project is not within cost. The State Fire Marshal has identified a series of existing building conditions (not previously recognized) that did not meet fire code. Those conditions include: (1) existing fire sprinkler system on the first three floors need code complying hangers and seismic braces; (2) the fire rating of the perimeter walls surrounding an open area in the lobby needs to be increased from one hour to two hours; and (3) a fire exit corridor requires a hard ceiling to block falling pipes in case of a fire. These three components would require an additional \$350,000 to complete.

On April 13, 2007, the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve this scope change not less than 20 days from said date.

\$20,633,000 total authorized project costs

\$27,099,760 total estimated project costs

\$1,875,000 project costs previously allocated for preliminary plans and working drawings

\$24,874,760 project costs allocated for construction - \$18,758,000 from the State,
\$3,604,760 from Hastings College of the Law, and \$2,512,000 from State
augmentation

\$350,000 requested augmentation

CEQA

A Notice of Exemption/Determination was filed with the State Clearinghouse on June 17, 2003.

Project Schedule

The project schedule is as follows:

Construction Start: October 2005

Completion Date: June 2007

Due Diligence

The Department of General Services has completed its due diligence review (memo dated November 12, 2004), and there are no unresolved issues affecting the state's use and quiet enjoyment of the project area.

Staff Recommendation: Approve augmentation

CONSENT ITEM

CONSENT ITEM – 14

**CALIFORNIA STATE UNIVERSITY (6610)
CALIFORNIA STATE UNIVERSITY, INFRASTRUCTURE IMPROVEMENTS, PHASES 1A
AND 1B
CHANNEL ISLANDS**

Authority: Chapter 47/48 Item 6610-301-6041(2)

Approve preliminary plans

Approved 2 / 0

CONSENT ITEM

STAFF ANALYSIS ITEM – 14

California State University,
Infrastructure Improvements, Phases 1a and 1b
Channel Islands

Action requested

The requested action will approve preliminary plans for this project.

Scope Description

This Project is within scope. This project will provide needed utility infrastructure and distribution capacity to meet campus infrastructure deficiencies. The proposed two-phase project will include a new central plant system for hot and chilled water. The plant will serve the cooling loads in the central academic campus area through a chilled water distribution plan that will serve critical new academic and instructional facilities on campus. The hot water distribution system will replace the existing steam system in order to improve energy efficiency. Additional water, wastewater, storm drain, reclaimed water, natural gas, electrical, and telecom capacity will be provided to address existing deficiencies and meet enrollment growth needs.

Funding and Cost Verification

This Project is within cost. Item 6610-301-6041(2), Budget Act of 2006, appropriated a combined sum of \$2,533,000 for Preliminary Plans (\$1,171,000) and Working Drawings (\$1,362,000). The future cost of construction is \$47,134,000.

\$49,667,000 Total authorized project costs

\$49,667,000 Total estimated project costs

\$1,171,000 Project costs previously allocated: preliminary plans at CCCI 4633.

\$48,496,000 Project costs to be allocated: working drawings, \$1,362,000 at CCCI 4633; construction \$47,134,000 (\$40,353,000 construction cost + \$2,717,000 contingency + \$3,686,000 A&E + \$378,000 other project costs) at CCCI 4890.

CEQA

A Categorical Exemption (Class 3. New Construction or Conversion of a Small Structure) has been filed with the State Clearinghouse.

Due Diligence

California State University (CSU), on behalf of the Board of Trustees of the CSU, is vested with the authority for management of the property for the benefit of the university and acknowledges that they have full responsibility for reviewing and clearing due diligence issues for general obligation bond funded projects.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	May/2007
Approve working drawings:	Dec/2007
Complete construction:	Dec/2010

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 15

**CALIFORNIA COMMUNITY COLLEGES (6870)
PALO VERDE COMMUNITY COLLEGE DISTRICT; FINE AND PERFORMING ARTS
PALO VERDE COLLEGE, RIVERSIDE COUNTY**

*Authority: Chapters 38 and 39, Statutes of 2005, Item 6870-301-6041 (26)
Chapters 47 and 48, Statutes of 2006, Item 6870-301-6049 (11)*

Recognize scope change

Approved 2 / 0

CONSENT ITEM

STAFF ANALYSIS ITEM – 15

California Community Colleges
Palo Verde Community College District; Fine and Performing Arts Complex
Palo Verde College, Riverside County

Action Requested

The requested action will change the scope of this project.

Scope Description

The project is not within scope. The authorized scope provides for a total of 32,246 assignable square feet (asf) for a fine and performing arts instructional facility. The project includes 11,572 asf laboratory; 1,668 asf lecture; 2,306 asf office; and 16,700 asf of theater and other space.

The district is requesting a scope reduction to bring the project within the existing budget pursuant to the Chancellor's Office no augmentation policy. The remote location of the college and unique nature of this type of project has abnormally escalated the construction costs. The college continues to need this type of program offering and a delay in this project will debilitate the educational and capital outlay master plans. The proposed scope change will reduce the square footage from 32,246 asf to 26,413 asf, a reduction of 5,833 asf. Consequently, some of the instructional laboratories will have to share space. The revised scope will include 10,880 asf laboratory, 1,245 asf lecture, 1,219 asf office, and 13,069 asf of other fine and performing arts space.

On May 3, 2007 the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve this scope change not less than 20 days from the above date.

Funding and Cost Verification

The project is within cost.

\$21,898,000 total authorized project costs

\$21,898,000 total estimated project costs

\$529,000 state project costs previously allocated: preliminary plans \$529,000

\$21,369,000 state project funds to be allocated: working drawings \$542,000, construction \$19,825,000 (\$17,980,000 contracts; \$899,000 contingency; \$946,000 construction management, administration, testing and inspection) at CCI 4421; and equipment \$1,002,000 at EPI 2726

CEQA

An Environmental Impact Report was filed with the State Clearinghouse (#97021064) on June 12, 1997 and the public notice period has expired.

Due Diligence

Community college districts are local entities and the state does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Complete preliminary plans:	June 2007
Approve Working Drawings:	March 2008
Complete Construction	January 2010

Staff Recommendation: **Recognize scope change**

CONSENT ITEM

CONSENT ITEM – 16

**CALIFORNIA COMMUNITY COLLEGES (6870)
CONTRA COSTA COMMUNITY COLLEGE DISTRICT, ART AREA REMODEL
LOS MEDANOS COLLEGE, CONTRA COSTA COUNTY**

Authority: Chapters 47 and 48/06, Item 6870-301-6049 (5)

Approve preliminary plans

Approved 2 / 0

CONSENT ITEM

STAFF ANALYSIS ITEM – 16

California Community Colleges
Contra Costa Community College District, Art Area Remodel
Los Medanos College, Contra Costa County

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. This project expands the Art Program by remodeling 3,834 assignable square feet (asf) of the existing art program space and 3,937 asf of former computer sciences space.

Funding and Cost Verification

This project is within cost.

\$2,482,000 total estimated project cost

\$2,482,000 total authorized project cost

\$92,000 state project costs previously allocated: preliminary plans

\$2,390,000 state project costs to be allocated: working drawings \$117,000; construction \$2,273,000 (\$1,923,000 contracts, \$135,000 contingency, \$215,000 administration, testing, inspection) at CCCI 4593

CEQA

A Notice of Determination was filed with the State Clearinghouse on May 6, 2004, and the public comment period has expired.

Due Diligence

Community college districts are local entities and the state does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Approve working drawings: December 2007

Complete construction: April 2009

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 17

**CALIFORNIA COMMUNITY COLLEGES (6870)
RIO HONDO COMMUNITY COLLEGE DISTRICT, PHYSICAL EDUCATION FACILITIES
RIO HONDO COLLEGE, LOS ANGELES COUNTY**

Authority: Chapters 47 and 48/06, Item 6870-303-6049 (20)

Approve preliminary plans

Approved 2 / 0

CONSENT ITEM

STAFF ANALYSIS ITEM – 17

California Community Colleges
Rio Hondo Community College District; Physical Education Facilities
Rio Hondo College, Los Angeles County

Action Requested

The requested action will approve preliminary plans.

Scope Description

The project is within scope. The authorized project plans the renovation of a 22,130 assignable square feet (asf) gymnasium and the construction of a 36,935 asf fitness center and locker rooms to replace a 25,251 asf facility built in 1966. The new building will contain approximately 1,425 asf of PE laboratories, 2,870 asf of offices, 350 asf of technology support and 32,290 asf of other space.

Funding and Cost Verification

The project is within cost.

\$27,940,000 total authorized project costs

\$27,940,000 total estimated project costs

\$1,164,000 project costs previously allocated: preliminary plans \$897,000 state funds;
\$267,000 district funds at CCCI 4421

\$20,866,000 state project costs to be allocated: working drawings \$787,000; construction
\$19,806,000 (\$17,775,000 contracts; \$994,000 contingency; \$1,037,000
construction management, administration, testing and inspection) at CCCI 4421
and equipment \$273,000 at EPI 2726

\$5,910,000 local funds to be allocated: working drawings \$226,000, and construction
\$5,684,000 (\$5,173,000 contracts; \$226,000 contingency; \$285,000 construction
management, administration, testing and inspection) at CCCI 4421

CEQA

The district filed a College-wide Environmental Impact Report with respect to the Revised College Master Plan to meet the CEQA requirements in September 2006, state reference number 2005011001, and the public comment filing period has expired with no comments.

Due Diligence

Community college districts are local entities and the state does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Approve working drawings	September 2007
Complete Construction	November 2009

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 18

**CALIFORNIA COMMUNITY COLLEGES (6870)
SAN BERNARDINO COMMUNITY COLLEGE DISTRICT, NORTH HALL SEISMIC
REPLACEMENT
SAN BERNARDINO VALLEY COLLEGE, SAN BERNARDINO COUNTY**

Authority: Chapters 47 and 48/06, Item 6870-301-6028 (2)

Approve preliminary plans

Approved 2 / 0

CONSENT ITEM

STAFF ANALYSIS ITEM – 18

California Community Colleges
San Bernardino Community College District, North Hall Seismic Replacement
San Bernardino Valley College, San Bernardino County

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The authorized project replaces the existing North Hall instructional building and provides for approximately 3,182 assignable square feet (asf) lecture space, 17,026 asf laboratory space, 2,170 asf of office and administrative support space, 448 asf AV-TV space and 10,258 asf other space.

Funding and Project Cost Verification

This project is within cost.

\$31,044,000 total estimated project costs

\$31,044,000 total authorized project costs

\$846,000 state project costs previously allocated: preliminary plans \$846,000

\$18,338,000 state project costs to be allocated: working drawings \$848,000; construction \$17,490,000 (\$15,834,000 contracts, \$818,000 contingency, \$838,000 administration, testing, inspection) at CCCI 4593.

\$285,000 local funds previously allocated: preliminary plans \$285,000

\$11,575,000 local funds to be allocated: working drawings \$293,000; construction \$11,282,000 (\$10,296,000 contracts, \$489,000 contingency, \$497,000 administration, testing, inspection) at CCCI 4593

CEQA

A Notice of Determination (2006121039) was filed with the State Clearinghouse on February 13, 2007, and the public comment period has expired.

Due Diligence

Community college districts are local entities and the state does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Approve working drawings: April 2008

Complete construction: March 2010

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 19

CALIFORNIA COMMUNITY COLLEGES (6870)
SAN BERNARDINO COMMUNITY COLLEGE DISTRICT, NORTH HALL/MEDIA
COMMUNICATIONS SEISMIC REPLACEMENT
SAN BERNARDINO VALLEY COLLEGE, SAN BERNARDINO COUNTY

Authority: Chapters 47 and 48/06, Item 6870-301-6028 (3)

Approve preliminary plans

Approved 2 / 0

CONSENT ITEM

STAFF ANALYSIS ITEM – 19

California Community Colleges
San Bernardino Community College District, North Hall/Media Communications, Seismic
Replacement
San Bernardino Valley College, San Bernardino County

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The authorized project replaces the existing media communications program located in the North Hall instructional building and provides for approximately 860 assignable square feet (asf) of office and administrative support space, 1,000 asf library space, 6,000 asf avtv space and 4,410 asf other space.

Funding and Project Cost Verification

This project is within cost.

\$12,762,000 total estimated project costs

\$12,762,000 total authorized project costs

\$338,000 state project costs previously allocated: preliminary plans \$338,00

\$7,547,000 state project costs to be allocated: working drawings \$325,000; construction \$7,222,000 (\$6,518,000 contracts, \$326,000 contingency, \$378,000 administration, testing, inspection) at CCCI 4593.

\$128,000 local project costs previously allocated: preliminary plans \$128,000

\$4,749,000 local project costs to be allocated: working drawings \$63,000; construction \$4,686,000 (\$4,251,000 contracts, \$213,000 contingency, \$222,000 administration, testing, inspection) at CCCI 4593

CEQA

A Notice of Determination (2006121039) was filed with the State Clearinghouse on February 13, 2007, and the public comment period has expired.

Due Diligence

Community college districts are local entities and the state does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Approve working drawings:	April 2008
Complete construction:	November 2009

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 20

**CALIFORNIA COMMUNITY COLLEGES (6870)
SAN BERNARDINO COMMUNITY COLLEGE DISTRICT, CHEMISTRY AND PHYSICAL
SCIENCE SEISMIC REPLACEMENT
SAN BERNARDINO VALLEY COLLEGE, SAN BERNARDINO COUNTY**

Authority: Chapters 47 and 48/06, Item 6870-301-6028 (4)

Approve preliminary plans

Approved 2 / 0

CONSENT ITEM

STAFF ANALYSIS ITEM – 20

California Community Colleges
San Bernardino Community College District, Chemistry and Physical Science Seismic
Replacement
San Bernardino Valley College, San Bernardino County

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The authorized project replaces the existing chemistry and physical science buildings and provides for 8,160 assignable square feet (asf) lecture space, 17,850 asf laboratory space, 2,900 asf office and administrative support space, 1,440 asf library space, 791 asf avtv space and 6,940 asf other space. Minor design refinements were made during the development of preliminary plans. The revised project will construct 7,125 asf lecture space, 17,965 asf laboratory space, 3,295 asf office and administrative support space, 1,240 asf library space, 760 asf avtv space, 7,696 asf other space.

Funding and Project Cost Verification

This project is within cost.

\$39,440,000 total estimated project costs

\$39,440,000 total authorized project costs

\$905,000 state project costs previously allocated: preliminary plans

\$26,251,000 state project costs to be allocated: working drawings \$1,014,000; construction \$25,237,000 (\$22,600,000 contracts, \$1,283,000 contingency, \$1,354,000 administration, testing, inspection) at CCCI 4593

\$518,000 local funds previously allocated: preliminary plans \$518,000

\$11,766,000 local funds to be allocated: working drawings \$109,000; construction \$11,657,000 (\$10,922,000 contracts; \$394,000 contingency, \$341,000 administration, testing, inspection) at CCCI 4593

CEQA

A Notice of Determination (2006121039) was filed with the State Clearinghouse on February 13, 2007, and the public comment period has expired.

Due Diligence

Community college districts are local entities and the state does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Approve working drawings: April 2008

Complete construction: June 2010

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 21

**CALIFORNIA COMMUNITY COLLEGES (6870)
SAN FRANCISCO COMMUNITY COLLEGE DISTRICT, JOHN ADAMS MODERNIZATION
CITY COLLEGE OF SAN FRANCISCO, JOHN ADAMS CENTER
SAN FRANCISCO COUNTY**

*Authority: Chapter 208/04, Item 6870-301-6041 (45)
Chapter 38/05, Item 6870-301-6041 (32)
Chapter 47/06, Item 6870-491*

Recognize scope change

(ITEM PULLED FROM AGENDA)

CONSENT ITEM

STAFF ANALYSIS ITEM – 21

California Community Colleges
San Francisco Community College District; John Adams Modernization
City College of San Francisco, John Adams Center
San Francisco County

Action Requested

The requested action will recognize scope change of this project.

Scope Description

The project is not within scope. The authorized scope provides for a modernization of the John Adams campus building consisting of 83,786 assignable square feet (asf) and the demolition and replacement of the existing adjacent library annex building consisting of 2,576 asf. Space types in the project include 23,020 asf lecture; 23,047 asf laboratory space; 12,289 asf office and administrative support space; 138 asf of library space; 864 asf avtv space; and 24,428 asf other support space.

The district is requesting to remove the demolition and replacement of the existing library annex building from the scope of this project (3 percent of total project asf) to stay with the budgeted cost. The library annex building would remain unchanged along with the existing programs. When the District commenced with the working drawings in July 2005, the cost for construction materials began to escalate. As a way to keep the project within budget, the District decided to remove the work associated with the library annex from the original scope but failed to get prior authorization from Finance. Finance staff and the Chancellor's office are taking corrective measures with the District to ensure that these scope changes are authorized prior to commencement.

On May 9, 2007 the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve this scope change not less than 20 days from the above date.

Funding and Cost Verification

The project is not within cost. The District is funding the cost overages with local bond dollars.

\$30,633,000 total authorized project costs

\$36,041,000 total estimated project costs

\$1,932,000 state project costs previously allocated: preliminary plans \$931,000; working drawings 1,001,000

\$23,176,000 state project costs to be allocated: construction \$23,176,000 (\$20,636,000 contracts; \$1,416,000 contingency; \$1,124,000 construction management, administration, testing and inspection) at CCCI 4328

\$437,000 local funds previously allocated: working drawings \$437,000

\$10,496,000 local funds to be allocated: preliminary plans \$454,000; working drawings \$125,000, and construction \$9,917,000 (\$8,792,000 contracts; \$644,000 contingency; \$481,000 construction management, administration, testing and inspection) at CCCI 4328

CEQA

A Notice of Exemption was filed with the State Clearinghouse (2005048074) on April 6, 2005 and the public notice period has expired.

Due Diligence

Community college districts are local entities and the state does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Award Construction	August 2007
Complete Construction	February 2009

Staff Recommendation: Recognize scope change

CONSENT ITEM

CONSENT ITEM – 22

**CALIFORNIA COMMUNITY COLLEGES (6870)
SAN MATEO COUNTY COMMUNITY COLLEGE DISTRICT, FACILITY MAINTENANCE
CENTER
CAÑADA COLLEGE, SAN MATEO COUNTY**

Authority: Chapters 47 and 48/06, Item 6870-303-6049 (22)

Approve preliminary plans

Approved 2 / 0

CONSENT ITEM

STAFF ANALYSIS ITEM – 22

California Community Colleges
San Mateo County Community College District; Facility Maintenance Center
Cañada College, San Mateo County

Action Requested

The requested action will approve preliminary plans.

Scope Description

The project is within scope. This authorized project provides for a facility maintenance center of 14,637 asf with 570 asf office and 14,067 asf other (maintenance shops, services and storage) space. The district has changed the project location to another site on campus to eliminate various traffic hazards that would occur as a result of the location. The new location is farther from the existing campus infrastructure systems so the building was redesigned slightly to offset the increased cost of the utility service work. The revised facility contains 14,430 asf with 790 asf office and 13,640 asf other (maintenance shops, services and storage) space.

Funding and Project Cost Verification

The project is within cost.

\$8,361,000 total estimated project costs

\$8,367,000 total authorized project costs

\$287,000 project costs previously allocated: preliminary plans \$36,000 state funds; \$251,000 district funds at CCCI 4421

\$6,892,000 state project costs to be allocated: working drawings \$84,000; construction \$6,504,000 (\$5,795,000 contracts; \$307,000 contingency; \$402,000 construction management, administration, testing and inspection) at CCCI 4421 and equipment \$304,000 at EPI 2726

\$1,182,000 local funds to be allocated: working drawings \$304,000, and construction \$878,000 (\$822,000 contracts; \$24,000 contingency; \$32,000 construction management, administration, testing and inspection) at CCCI 4421

CEQA

The district filed a Categorical Exemption to meet the CEQA requirements in December 2003, state reference number 2003128262, and the public comment filing period has expired with no comments.

Due Diligence

Community college districts are local entities and the state does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Approve working drawings	January 2007
Complete Construction	September 2008

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 23

**CALIFORNIA COMMUNITY COLLEGES (6870)
SEQUOIAS COMMUNITY COLLEGE DISTRICT, NURSING AND ALLIED HEALTH CENTER
COLLEGE OF THE SEQUOIAS, TULARE COUNTY**

Authority: Chapters 47 and 48/06, Item 6870-301-6049 (19)

Approve preliminary plans

Approved 2 / 0

CONSENT ITEM

STAFF ANALYSIS ITEM – 23

California Community Colleges
Sequoias Community College District, Nursing and Allied Health Center
College of the Sequoias, Tulare County

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. This project constructs a new nursing and allied health facility. The project scope includes 11,820 assignable square feet (asf) comprised of 4,800 asf lecture, 4,000 asf lab, 2,020 asf office and 1,000 asf other spaces.

Funding and Project Cost Verification

This project is within cost.

\$8,524,000 total estimated project cost

\$8,524,000 total authorized project cost

\$318,000 state project costs previously allocated: preliminary plans \$318,000

\$ 8,206,000 state project costs to be allocated: working drawings \$403,000; construction \$7,401,000 (\$6,577,000 contracts, \$329,000 contingency, \$495,000 administration, testing, inspection) at CCCI 4421 and equipment \$402,000 at EPI 2726

CEQA

A Notice of Determination was filed with the State Clearinghouse on January 25, 2007, and the public comment period has expired.

Due Diligence

Community college districts are local entities and the state does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Approve working drawings:	April 2008
Complete construction:	November 2009

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 24

DEPARTMENT OF VETERANS AFFAIRS (8960)
RENOVATE 1.25 MILLION GALLON STORAGE TANK AND TRANSMISSION LINE
VETERANS HOME OF CALIFORNIA, YOUNTVILLE
NAPA COUNTY

Authority: Military and Veterans Code 1104.2

Recognize change in project cost

\$3,225,000

Approved 2 / 0

CONSENT ITEM

STAFF ANALYSIS ITEM – 24

Department of Veterans Affairs,
Renovate 1.25 Million Gallon Storage Tank and Transmission Line
Veteran's Home of California, Yountville
Napa County

Action Requested

The requested action will recognize a change in project cost.

Scope Description

The project will renovate the existing 1.25 million gallon reinforced concrete water storage tank and extension of a new underground water transmission line at the Yountville Veterans Home. These improvements will bring the system into compliance with emergency fire flow demand requirements and water quality requirements of the State Department of Health Services. Lead paint testing and abatement are included.

Funding and Project Cost Verification:

This project had originally been approved by the Public Works Board of January 2004 with a cost set at of \$2,107,000. The amount transferred to date is \$2,017,000 leaving \$90,000 in bid savings. Of the amount transferred, \$9,000 is scheduled to revert on June 30, 2007 as it was originally authorized in the 2002 Budget Act (Item 8960-301-0701). While most of the underground water transmission lines have been completed, the water tank component was stopped due to groundwater intrusion at the concrete tank. While the project was stalled, the original contractor was released per his request and the design team determined that to prevent groundwater from leaking into the tank, the tank would need drywells installed and a new concrete floor system. These additional requirements, as well as escalation, have driven up the total project cost to \$3,225,000, an increase of 53 percent.

\$2,107,000 total authorized project costs

\$3,225,000 total estimated project costs

\$2,016,000 project costs previously allocated: preliminary plans \$136,000; working drawings \$136,000; construction \$1,745,000 (\$1,270,000 contract; \$89,000 contingency; \$178,000 A & E; \$208,000 other)

\$9,000 project costs to be reverted on the natural: preliminary plans \$4,000; working drawings \$5,000

\$1,217,000 project costs to be allocated: construction \$1,217,000 (\$908,000 contract; \$45,000 contingency; \$80,000 A/E; and \$184,000 other)

CEQA

The Environmental Impact Report was filed with the State Clearinghouse on August 21, 2003, and the waiting period expired 35 days later.

Project Schedule

The project schedule is as follows:

Award construction contract: August 2007
Complete construction: February 2008

Due Diligence

The Summary of Conditions of Title was issued on August 22, 2003 with no concerns raised.

Other

- The incremental cost of the improvements is \$1,745,000. However this cost is offset by \$528,000 in unspent construction funds, thereby leaving a need to allocate an additional \$1,217,000.
- The \$2,017,000 authority transferred for the water storage consists of \$1,219,000 GO Bonds and \$888,000 federal funds. The project costs reverted and to be allocated are both GO bond.
- Once the Water Storage Tank Renovation project cost is reset, \$12 million of the \$15 million in GO Bonds authorized for Yountville in Military and Veterans Code 1104.2 will be committed. In addition, \$2.7 million is set aside should further augmentations be needed for the water storage tank and Annex I project.

Staff Recommendation: Recognize change in project cost

OTHER BUSINESS

OTHER ITEM – 25

Resolution to rescind Karen Finn as Administrative Secretary to the Public Works Board.
Resolution to appoint Karen Finn as Assistant Administrative Secretary to the Public Works Board.

Resolution to appoint Greg Rogers as Administrative Secretary to the Public Works Board.

Approved 2 / 0

REPORTABLES

To be presented at meeting.

Respectfully Submitted
By:

Karen Finn
Administrative Secretary